



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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May 27, 2004

IN REPLY PLEASE
REFER TO FILE: WM-4

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**HASLEY CANYON FLOODWAY
REVISION OF THE ADOPTED FLOODWAY
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

Conditionally approve the revision of the Hasley Canyon Floodway, depicted on the enclosed map as Exhibit A, subject to the construction of flood control channel improvements proposed as part of Valencia Commerce Center Project Phase 7, Parcel Map No. 20685 and the acceptance of these flood control improvements by the Chief Engineer of the Los Angeles County Flood Control District.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On November 18, 1980, your Board approved and adopted Ordinance No. 12,260; an ordinance to establish floodways and water surface elevations for Hasley Canyon, Newhall Creek, Quigley Canyon, and Railroad Canyon. The ordinance provides for the regulation of construction-related activities within these established floodways in order to ensure that new developments are adequately protected from anticipated high flow events.

Flood control channel improvements to be constructed and dedicated as part of Parcel Map No. 20685 will modify the drainage course between Del Valle Road and an existing channel, Private Drain No. 2262, downstream of Del Valle Road. The engineering calculations and construction plans for the proposed channel improvements have been reviewed and approved by Public Works. At this time, your approval is needed to conditionally revise the Hasley Canyon Floodway to conform the floodway alignment to the postconstruction drainage conditions and, thereby, enable the construction of the above-referenced flood control channel improvements to take place within the old floodway alignment. Upon completion of the proposed flood control channel improvements and acceptance by the Flood Control District, a revised floodway map depicting the as-built drainage conditions will be prepared and submitted for your Board's adoption.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This action meets the County's Strategic Plan Goal of Service Excellence by providing flood protection, safe habitable environment, and the enhancement of the quality of life for the residents in the County of Los Angeles.

FISCAL IMPACT/FINANCING

This action by your Board will not have any impact on the Flood Control District Budget or the County's General Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Hasley Canyon Floodway was adopted in connection with the County's participation in the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). The regulations implementing the NFIP (Title 44 of the Code of Federal Regulations, Part 59, et seq.) require, under certain circumstances, that local governments establish floodways in those areas within their jurisdictions that are subject to flooding as a condition of eligibility to participate in the NFIP.

Once established, floodways may be revised by submitting appropriate engineering analysis of the proposed revision for approval by FEMA, and upon notice to all affected property owners (see 44 C.F.R. Section 65.7).

The revision to the floodway is part of Phase 7 of the Valencia Commerce Center Project, Parcel Map No. 20685.

An engineering analysis of the proposed revisions has been submitted to and conditionally approved by FEMA, subject to the County overseeing the construction of the flood control channel improvements shown on plans entitled Valencia Commerce Center, Hasley Canyon Phase 7, dated February 20, 2003, and the submittal of as-built plans depicting completed channel improvements.

The property that would be affected by the proposed revision to the Hasley Canyon Floodway is owned by Newhall Land and Farming Company. The proposed revisions to the floodway would affect no other ownerships.

All other necessary permits and the applicable clearances have been obtained from the appropriate regulatory or jurisdictional agencies.

ENVIRONMENTAL DOCUMENTATION

The construction of the above-referenced flood control channel improvements, upon which the proposed revision to the Hasley Canyon Floodway is based, was identified and analyzed in the Environmental Impact Report prepared for Conditional Use Permit No. 87-360, known as the Valencia Commerce Center Project, which was previously considered and approved by your Board on September 24, 1991, and the Mitigated Negative Declaration for Parcel Map No. 20685, a copy of which is submitted herewith.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The project will have no adverse impact on current flood control services or projects.

The Honorable Board of Supervisors
May 27, 2004
Page 4

CONCLUSION

The enclosed map (Exhibit A) depicts the reach of Hasley Canyon Floodway to be revised. Following the completion of the proposed flood control channel improvements, a revised floodway map, depicting the as-built drainage conditions, will be prepared and submitted for your Board's adoption.

Please return three adopted copies of this letter to Public Works.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

SPC/GO:ro

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Enc.

cc: Chief Administrative Office
County Counsel

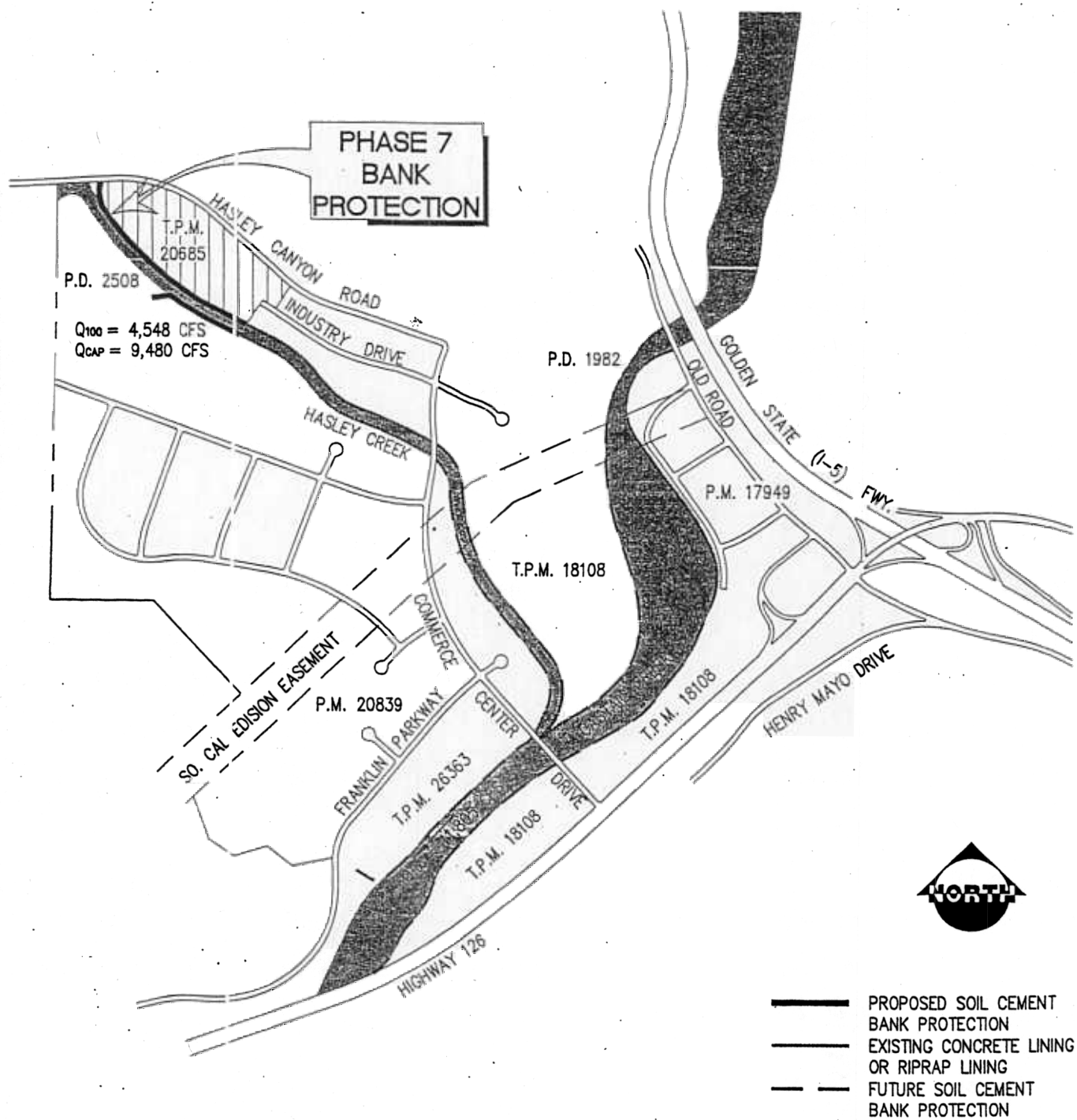


EXHIBIT A

VALENCIA
COMMERCE CENTER
PHASE 7
LOCATION MAP

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: 01-096/PM20685

1. DESCRIPTION:

An application to divide the subject property into twenty-four (24) lots including twenty-one(21) industrial lots and one remainder lot. A new equestrian center (approximately 200 by 300 feet), a 1500 sq.ft. storage/restroom building, a parking lot and a road accessing the equestrian facility from the adjacent PM 19784 (recorded) will be built on the open space lot. This parcel map was approved with a different lot configuration (i.e., Project No. 86-106) in 1996. The site currently is used for agricultural purposes.

2. LOCATION:

South side of Hasley Canyon Rd between Del Valle and Commerce Center Drive

3. PROPOSER:

Newhall Land & Farming Company
23823 Valencia Blvd.
Valencia, CA 91355

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,
LOS ANGELES, CA 90012**

PREPARED BY: Impact Analysis Section, Department of Regional Planning ^{HC}

DATE: June 19, 2003

STAFF USE ONLY

PROJECT NUMBER: 01-096

CASES: PM20685



***** INITIAL STUDY *****

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

A. Map Date: April 14, 2003 Staff Member: Hsiao-ching Chen

Thomas Guide: 4459 E,F-5 USGS Quad: Newhall, Val Verde

Location: South side of Hasley Canyon Road between Del Valle and Commerce Center Drive

Description of Project: An application to divide the subject property into twenty-one (21) industrial lots and one remainder lot. A new equestrian center (approximately 200 by 300 feet), a 1500 sq. ft. storage/restroom building, a parking lot and a road accessing the equestrian facility from the adjacent PM 19784 (recorded) will be built on the remainder lot. This parcel map was approved with a different lot configuration (i.e., Project No. 86-106) in 1996. Some environmental issues with the development of Conditional Use Permit 87-360, known as the Valencia Commerce Center project, were discussed in its certified EIR. The site currently is used for agricultural purposes.

Gross Area: 140.4 AC

Environmental Setting: The project site is located in the northwestern portion of Los Angeles County known as the Castaic Junction area, which is the northwest corner of the intersection of I-5 and Highway 126. The site borders Hasley Canyon Rd to the north, existing industrial (i.e., PM 18229) to the east, vacant to the north with future residential development (i.e., TM45084 recorded on 11/1/00), and proposed industrial to the south and west.

Zoning: M1 1/2 DP

General Plan: Industrial

Community/Area Wide Plan: Manufacturing, Hillside Mgt. (Santa Clarita Valley Area Plan)

Major projects in area:

<u>Project Number</u>	<u>Description & Status</u>
<u>TR45084</u>	<u>309 lots on 150 AC (11/1/00 recorded)</u>
<u>PM19784</u>	<u>115 industrial lots on 304 AC (9/24/91 approved)</u>
<u>PM18299</u>	<u>21 lots on 49.8 AC (7/2/90 recorded)</u>
<u>PM20685/OT36106</u>	<u>23 lots on 141.9 AC/1 oak tree removal (8/27/96 approved)</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input type="checkbox"/> Regional Water Quality Control Board	<input type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns Area
<input checked="" type="checkbox"/> Army Corps of Engineers	<input type="checkbox"/> Resource Conservation District of the Santa Monica Mtns.	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> <u>CALTRANS</u>	<input checked="" type="checkbox"/> <u>Dept of Toxic Substances Control</u>	
<u>Trustee Agencies</u>		<u>County Reviewing Agencies</u>
<input type="checkbox"/> None	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> Subdivision Committee
<input checked="" type="checkbox"/> State Fish and Game	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> DPW: <u>Geology & Soil, Drainage, Traffic & Lighting</u>
<input type="checkbox"/> State Parks	<input type="checkbox"/> _____	<input type="checkbox"/> Health Services
<input checked="" type="checkbox"/> <u>The Resources Agency</u>	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>Fire Department</u>
<input type="checkbox"/> _____	<input type="checkbox"/> _____	<input checked="" type="checkbox"/> <u>Sanitation Districts</u>
	<input type="checkbox"/> _____	

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
HAZARDS		5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Potential liquefiable areas and induced landslides.</i>
		6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Hasley Canyon</i>
		7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water C	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <i>Industrial development adjacent to Hasley Canyon</i>
		10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		11	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		12	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES		16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER		21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec. Pop./Housing/Emp./Recr. Mandatory Findings	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: _____
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☒ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiao-chung Chen

Date: _____

Approved by: Daryl Koutnik

Date: 18 June 2003

☐ Determination appealed--see attached sheet.

☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
Within Seismic Hazards Zone per CA Seismic Hazards Zone map Newhall and Val Verde Quads
- b. ☒ ☐ ☐ Is the project site located in an area containing a major landslide(s)?
earthquake induced landslides per CA Seismic Hazards Zone map Newhall and Val Verde Quads
- c. ☐ ☒ ☐ Is the project site located in an area having high slope instability?

- d. ☒ ☐ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
liquefaction
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? _____
☒ ☐ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
part of the site has slopes of more than 50%. An estimate of 750,000 cy will be imported for fill.
- g. ☐ ☐ ☒ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
Expansive soil
- h. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

Detailed liquefaction and seismic stability analyses must be conducted at the Tentative Map and/or Grading/Building

Plan stage (DPW letter dated 7/24/01 on file). Comply with all SCM requirements from DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

Hasley Canyon

- b. ☒ ☐ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

Within 50-year floodplain area

- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off? _____

- e. ☒ ☐ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

Hasley Canyon will be altered with the building of a soft bottomed channel.

☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A

☐ Ordinance No. 12,114 (Floodways)

☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

Drainage concept showing the extent of drainage problems and proposed solutions be reviewed and approved prior to tentative map approval. Comply with all SCM requirements from DPW.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
Fire Zone 4
- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☐ ☒ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? Santa Clarita area generally has water supply issues
- e. ☒ ☐ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
There is an oil production facility on the northwest corner of the property.
- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Project Design ☒ Compatible Use

A future fire station is being proposed on Lot 6 and Fire Dept will provide the applicant its requirements for the future fire station prior to the tentative map approval.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☒ ☐ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

- d. ☐ ☒ ☐ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☒ Compatible Use

This project is part of an approved industrial/commercial development in the area. Noise impacts for the entire industrial/commercial development (i.e., Valencia Commerce Park) have been addressed in an EIR

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
- e. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)
- ☒ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

The project should incorporate permanent post construction BMPs to mitigate water quality impact prior to tentative map approval. Obtain a Corps of Engineers Permit prior to issuance of building/grading permit.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
140 acre of industrial use
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- c. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
- d. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
- e. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- f. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- g. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
- h. ☐ ☐ ☐ Other factors:

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Project Design

☒ Air Quality Report

Air Quality issues were analyzed in the EIR report certified in 1991 under project no. 87-360.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
- _____
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
- The proposed industrial lot areas are currently for agricultural uses.
- c. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
- Hasley Canyon Creek
- d. ☒ ☐ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
- Coastal sage scrub/Chaparral
- e. ☒ ☐ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
- one oak tree (Oak Tree Permit No. 86106 was approved on 8/27/96) to remove the tree).
- f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? slender mariposa lily (Calochortus clavatus var. gracilis), Calystegia peirsonii
- g. ☒ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? Hasley Canyon will be altered to a soft bottomed channel. Crossing over Open Space.

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☐ ERB/SEATAC Review

Obtain DFG Streambed Agreement and Corps of Engineers Permit. Updated biological information dated 10/12/01 and Focused Plant Survey for Commerce Center dated June 11, 2003 on file. See attached mitigations for details.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on biotic resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- drainage course, 1 oak tree
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?
- _____
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?
- _____
- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
- _____
- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- _____
- f. ☐ ☐ ☐ Other factors? _____

☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

Archaeology report dated June 22, 1996 on file. An archaeologist needs to be on-site during ground-disturbing activities.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- _____
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- _____
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Listed as prime farmland per California Resources Agency Important Farmland map

- b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

- c. ☐ ☒ ☐ Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

- d. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Although the site is listed as prime farmland, it is zoned for manufacturing/industrial. Also, the Los Angeles

County Agriculture Commissioner found the conversion would not create a significant impact on Los Angeles

County agriculture (DEIR for CUP 87-360, pp 77).

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

- b. ☒ ☐ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

There is a trail along Hasley Canyon Road

- c. ☐ ☒ ☐ Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?

- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

- e. ☐ ☒ ☐ Is the project likely to create substantial sun shadow, light or glare problems?

- f. ☐ ☐ ☐ Other factors (e.g., grading or land form alteration):

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Visual Report ☒ Compatible Use

Visual impacts were addressed in the previous CUP 87-360 EIR. This industrial development proposal is consistent in land use with the approval Valencia Commerce Center.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

- b. ☐ ☐ ☒ Will the project result in any hazardous traffic conditions?
An industrial development of 140 acres.
- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☒ ☐ ☐ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

A Traffic Report was done in 1991 (on file) for the previously approved PM20685. The proposed project has the same number of lots in different configuration.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant? The expected average wastewater flow from the project site is estimated to be approximately 200,000 gallons per day. The Santa Clarita Valley Joint Sewerage System (SCVJSS), which provides water treatment in the Santa Clarita Valley, has a capacity of 19.1 mgd and currently processes an average flow of 16.9 mgd.
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site? The wastewater flow originating from the project site will discharge to a local sewer line not maintained by the County Sanitation Districts for conveyance to the District's Castaic Trunk Sewer which is located within the right-of-way adjacent to The Old Road and just north of Hasley Canyon Rd. This 15-inch diameter trunk sewer has a design capacity of 2.9 mgd and conveyed a peak flow of 1.4 mgd when last measured in 1996.
- c. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130
- ☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

Annex to Sanitation District No. 32 before the sewerage service can be provided to the proposed development.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

N/A

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☐ Could the project create capacity problems at the district level?

N/A, Non-residential project

- b. ☐ ☐ ☐ Could the project create capacity problems at individual schools which will serve the project site?

N/A

- c. ☐ ☐ ☐ Could the project create student transportation problems?

N/A

- d. ☐ ☐ ☐ Could the project create substantial library impacts due to increased population and demand?

N/A

- e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Site Dedication

☐ Government Code Section 65995

☐ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

A future fire station is proposed on Lot 6

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

- c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES ☒ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

A future fire station is being proposed on Lot 6 and Fire Dept will provide the applicant its requirements for the future fire station prior to the tentative map approval.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

Need a will-serve letter from the water company. _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?

c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. ☐ ☒ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?

- d. ☐ ☐ ☒ Have there been previous uses which indicate residual soil toxicity of the site? *There is an oil production facility on the north west corner of the project site. However, the site is on the Hazardous Waste and Substances Sites List compiled by the DTSC.*

- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? _____
- ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- j. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

The proposed use is industrial.

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING//IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

c. Can the project be found to be inconsistent with the following applicable land use criteria:

☐ ☒ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other? _____

d. ☐ ☒ ☐ Would the project physically divide an established community?

e. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☒ ☐ Could the project require new or expanded recreational facilities for future residents?

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☐ ☐ ☒ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

See discussions under biota

- b. ☐ ☒ ☐ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

- c. ☐ ☒ ☐ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

water quality

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

**PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION**

PROJECT No. 01-096/PM20685

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the annual reports by a Mitigation Monitoring Program (MMP).

Water Quality

The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

Biota

To reduce the long term loss of native habitat and to mitigate impacts for the construction of a recreational facility within an open space parcel, a landscape/revegetation plan shall be prepared for all graded areas within the remainder parcel, and outside of the recreational facility development footprint and of any mandated brush clearance zones, and shall submit such plan for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit for either the parcel map (PM20685) or remainder parcel. The landscape/revegetation plan shall utilize only locally indigenous plant species and varieties and shall include *Calochortus clavatus* ssp. *gracilis* (slender mariposa lily).

To reduce project impact to Slender Mariposa Lily (*Calochortus clavatus* var. *gracilis*), the applicant shall prepare for review and approval by the DRP a recovery and replanting plan prior to issuance of a grading permit. The plan shall include the mapping on a 40-scale map of the location of all plants within the limits of grading for the access road. The replanting plan shall be incorporated with the slope revegetation/landscaping plan associated with the access road. The plan shall include harvesting/recovery of the mariposa lily only during its dormant season (typically late summer to early fall). Seed of these species shall be collected from the mature fruits prior to harvesting/recovery. The seed shall be propagated in a qualified native plant nursery acceptable to the DRP and experienced in the propagation of the species. The monitoring of the success of this replanting plan shall occur over a five-year period. No fewer than the original number of impacted plants shall be the minimum performance standard but more than the original number of plants (but not more than twice the number) is encouraged.

To mitigate project impact to alluvial sage scrub habitat along Hasley Creek, the applicant shall prepare for review and approval by the DRP a habitat restoration plan prior to issuance of any grading permits.

To reduce project impact to migrating bird species, if any construction activities of the project take place between March 1 and August 31, a project biologist acceptable to the County shall assess on-site vegetation to be removed and vegetation within 300 feet of project activities to determine the presence of active passerine bird nests. The surveys shall begin thirty (30) days and continue on a weekly basis with the last survey conducted no more than three days prior to project commencement. Active nests shall be provided with a minimum buffer of 300 feet from construction activities until nests become inactive.

Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.

Prior to issuance of any grading permits, the applicant shall dedicate to the County of Los Angeles the right to prohibit construction on the remainder parcel except that which is associated with the Equestrian Facility depicted on the Revised Exhibit A to the satisfaction of the Department of Parks and Recreation and the Department of Regional Planning.

Cultural Resources

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Mitigation Compliance

As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.

Applicant

Date

☐ No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

MITIGATION MONITORING PROGRAM

PROJECT 01-096/PM20685

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Water Quality The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Approval or waiver of NPDES permit	Prior to issuance of grading permit	Applicant	Public Works Regional Water Quality Control Board
Biota To reduce the long term loss of native habitat and to mitigate impacts for the construction of a recreational facility within an open space parcel, a landscape/revegetation plan shall be prepared for all graded areas within the remainder parcel, and outside of the recreational facility development footprint and of any mandated brush clearance zones, and shall submit such plan for review and approval by the County of Los Angeles Department of Regional Planning prior to the issuance of a grading permit for either the parcel map (PM20685) or remainder parcel. The landscape/revegetation plan shall utilize only locally indigenous plant species and varieties and shall include <i>Calochortus clavatus</i> ssp. <i>gracilis</i> (slender mariposa lily).	Submittal and approval of landscape/revegetation plan	Prior to issuance of grading permit for either the parcel map (PM20685) or remainder parcel.	Applicant	Regional Planning
To reduce project impact to Slender Mariposa Lily (<i>Calochortus clavatus</i> var. <i>gracilis</i>), the applicant shall	Submittal and approval of recovery and replanting plan	Prior to issuance of grading permit	Applicant	Regional Planning

MITIGATION MONITORING PROGRAM

PROJECT 01-096/PM20685

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
prepare for review and approval by the DRP a recovery and replanting plan prior to issuance of a grading permit. The plan shall include the mapping on a 40-scale map of the location of all plants within the limits of grading for the access road. The replanting plan shall be incorporated with the slope revegetation/landscaping plan associated with the access road. The plan shall include harvesting/recovery of the mariposa lily only during its dormant season (typically late summer to early fall). Seed of these species shall be collected from the mature fruits prior to harvesting/recovery. The seed shall be propagated in a qualified native plant nursery acceptable to the DRP and experienced in the propagation of the species. The monitoring of the success of this replanting plan shall occur over a five-year period. No fewer than the original number of impacted plants shall be the minimum performance standard but more than the original number of plants (but not more than twice the number) is encouraged.				
To mitigate project impact to alluvial sage scrub habitat along Hasley Creek, the applicant shall prepare for review and approval by the DRP a habitat restoration plan prior to issuance of any grading	Submittal and approval of habitat restoration plan		Applicant	Regional Planning

MITIGATION MONITORING PROGRAM

PROJECT 01-096/PM20685

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
permits. If any construction activities of the project take place between March 1 and August, a project biologist acceptable to the County shall assess on-site vegetation to be removed and vegetation within 300 feet of project activities to determine the presence of active passerine bird nests no sooner than three days prior to project commencement. Active nests shall be provided with a minimum buffer of 300 feet from construction activities until nests become inactive.	Site assessment prior to project activities. Site assessment report to be submitted to Regional Planning and Fish & Game.	Prior to issuance of grading permit	Applicant	Regional Planning Fish & Game
Prior to alteration of any streambeds, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.	Submittal and approval of Fish and Game Agreement. A copy of the agreement shall be submitted to Regional Planning	Prior to alteration of any streambeds	Applicant	Fish & Game Regional Planning
Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.	Approval or waiver of Army 404 Permit. A copy of the permit or waiver shall be submitted to Regional Planning.	Prior to issuance of grading permit	Applicant	Regional Planning Army
Prior to issuance of any grading permits, the applicant shall dedicate to the County of Los Angeles the right to prohibit construction on the remainder parcel except that which is associated with the Equestrian Facility depicted on the Revised Exhibit A to the satisfaction of	Dedication of right to prohibit construction on the remainder parcel except that which is associated with the Equestrian Facility depicted on the Revised Exhibit A	Prior to issuance of grading permit	Applicant	Regional Planning Parks and Recreation

MITIGATION MONITORING PROGRAM
PROJECT 01-096/PM20685

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
the Department of Parks and Recreation and the Department of Regional Planning.				
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual	Applicant	Regional Planning
Cultural Resources				
The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning

